



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes

OPR, MNR

### Introduction

This matter proceeded by way of an *ex parte* Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act* (the "*Act*"), and dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on unpaid rent and a monetary Order.

The landlord submitted a signed Proof of Service of the Notice of Direct Request Proceeding which declares that on May 15, 2015, the landlord's agent "DL" served the tenant with the Notice of Direct Request Proceeding via registered mail. The landlord provided a copy of the Canada Post Customer Receipt containing the Tracking Number to confirm this mailing. Section 90 of the *Act* determines that a document served in this manner is deemed to have been received 5 days after service. The Proof of Service form also establishes that the service was witnessed by "JW" and a signature for JW is included on the form.

Based on the written submissions of the landlord, and in accordance with sections 89 and 90 of the *Act*, I find that the tenant has been deemed served with the Direct Request Proceeding documents on May 20, 2015, the fifth day after their registered mailing.

### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*?

Is the landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

### Background and Evidence

The landlord submitted the following evidentiary material:

- A copy of the Proof of Service of the Notice of Direct Request Proceeding served to the tenant;
- A copy of a residential tenancy agreement which was signed by the landlord's agent and the tenant on January 10, 2010, indicating a monthly rent of \$2,400.00 due on the first day of the month for a tenancy commencing on February 1, 2010;

- The landlord established the manner in which rent was raised from the initial \$2,400.00 stated in the tenancy agreement to the current amount of \$2,562.00 by providing copies of "Notice of Rent Increase" forms provided to the tenant during the course of the tenancy
- A Monetary Order Worksheet showing the rent owing during the portion of this tenancy in question, on which the landlord establishes a monetary claim in the amount of \$5,124.00, comprised of unpaid rent owed in the amount of \$2,562.00 for each of April 2015 and May 2015;
- A copy of a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated April 10, 2015, which the landlord states was served to the tenant on April 10, 2015, for \$2,562.00 in unpaid rent due on April 1, 2015, with a stated effective vacancy date of April 23, 2015;
- A copy of a second 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) dated May 5, 2015, which the landlord states was served to the tenant on May 5, 2015, for \$2,562.00 in unpaid rent due on May 1, 2015, with a stated effective vacancy date of May 18, 2015
- A copy of the Proof of Service of the Notice showing that the landlord's agent "JW" served the April 10, 2015 Notice to the tenant by way of posting it to the door of the rental unit at 12:30 pm on April 10, 2015. The Proof of Service form establishes that the service was witnessed by "DL" and a signature for DL is included on the form;
- A copy of the Proof of Service of the Notice showing that the landlord's agent "DL" served the May 5, 2015 Notice to the tenant by way of posting it to the door of the rental unit at 3:00 pm on May 5, 2015. The Proof of Service form establishes that the service was witnessed by "JW" and a signature for JW is included on the form;
- A letter from the landlord's agent "DL", dated May 15, 2015, in which the agent conveys that rent remains unpaid for the months of April 2015 and May 2015 and that the landlord seeks a monetary Order in the amount of \$5,124.00, which reflects the balance of unpaid rent due for those months. The most recent Notice, dated May 5, 2015, listed only the unpaid rent owed for May 2015, however, the landlord's agent states that rent for April 2015 remains unpaid.

The Notice restates section 46(4) of the *Act* which provides that the tenant had five days to pay the rent in full or apply for Dispute Resolution or the tenancy would end on the effective date of the Notice. The tenant did not apply to dispute the Notice within five days from the date of service and the landlord alleged that the tenant did not pay the rental arrears.

### Analysis

I have reviewed all documentary evidence provided by the landlord. Section 90 of the *Act* provides that because the May 5, 2015 Notice was served by posting the Notice to the door of the rental unit, the tenant is deemed to have received the Notice three days after its posting. In

accordance with sections 88 and 90 of the *Act*, I find that the tenant is deemed to have received the May 5, 2015 Notice on May 8, 2015, three days after its posting.

I find that the tenant was obligated to pay monthly rent in the amount of \$2,562.00, as the landlord has established that the monthly rent amount was raised in an appropriate manner from the initial amount of \$2,400.00, as established in the tenancy agreement, to the current amount of \$2,562.00. I accept the evidence before me that the tenant has failed to pay outstanding rental arrears in the amount of \$5,124.00, comprised of the balance of rent owed for the months of April 2015 and May 2015. I find that the tenant received the May 5, 2015 Notice on May 8, 2015. I accept the landlord's undisputed evidence and find that the tenant did not pay the rent owed in full within the 5 days granted under section 46 (4) of the *Act* and did not apply to dispute the Notice within that 5-day period.

Based on the foregoing, I find that the tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice, May 18, 2015.

Therefore, I find that the landlord is entitled to an Order of Possession and a monetary Order of \$5,124.00 for unpaid rent owing for April 2015 and May 2015.

#### Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Pursuant to section 67 of the *Act*, I find that the landlord is entitled to a monetary Order in the amount of \$5,124.00 for unpaid rent owing for April 2015 and May 2015. The landlord is provided with these Orders in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 22, 2015

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Residential Tenancy Branch

